

Indicative Visualisation



The Old Orchard, Shootersway, Berkhamsted HP4 3NG
Residential Development Opportunity **For Sale**

Kingsbury

SUMMARY

- 2-storey detached house located on a site extending to circa 0.44 acres
- Planning permission granted for a 2.5-storey building with basement car park to create 17 apartments (4 x 1 bedroom, 12 x 2 bedroom and 1 x 3 bedroom units) extending to approximately 12,219ft² NSA
- All units are for private sale
- Located on a sought-after residential street near Berkhamsted train station
- Offers are invited for the freehold on an unconditional basis



DESCRIPTION

The existing property currently comprises a detached 5 bedroom family house which occupies a broadly rectangular site of circa 0.44 acres, incorporating a front and rear garden, a swimming pool and two outbuildings including a car garage and pool house.

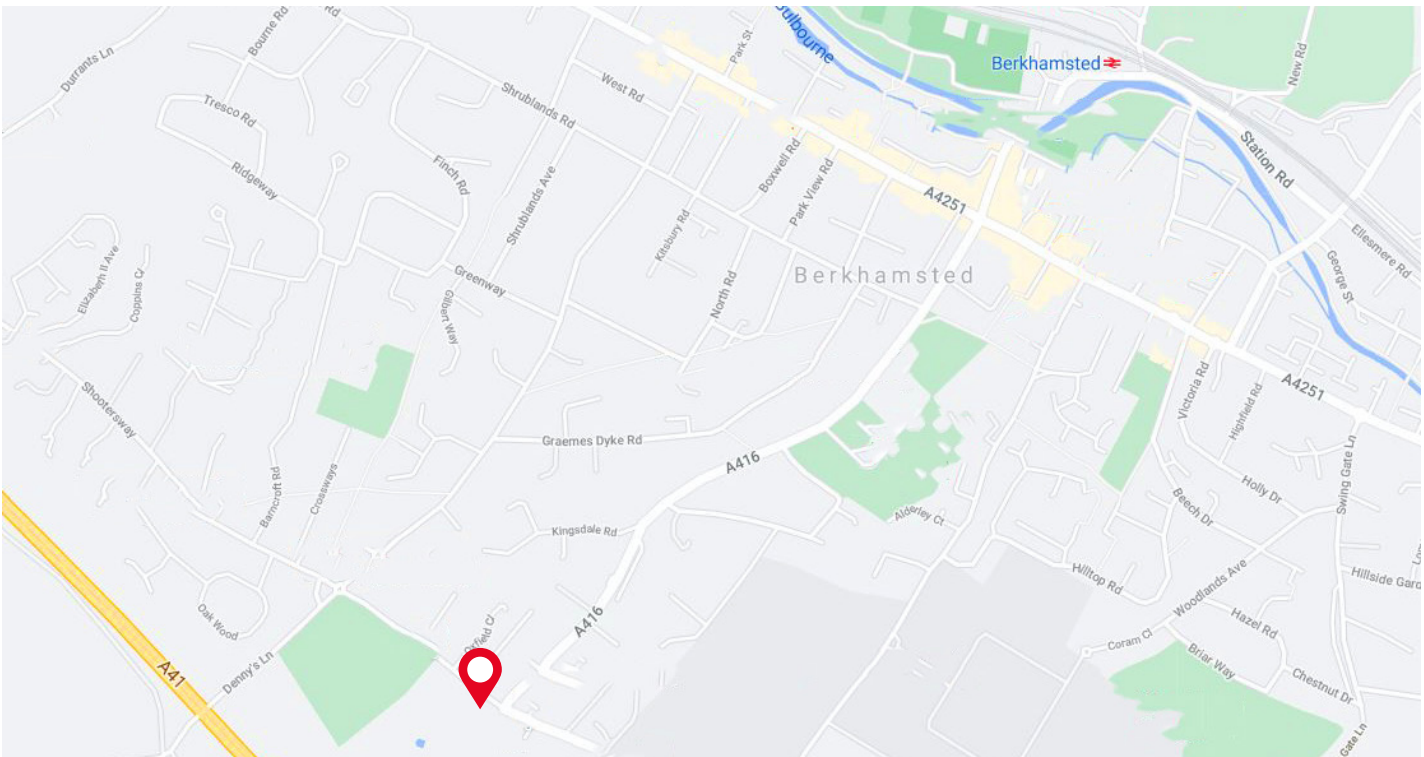
The site is bounded by a high-quality residential property to the west, the National Film Archives to the east with the rear land subject to a planning application for 103 high-quality retirement homes by Elysian Residences.

LOCATION

The site is located in the historic market town of Berkhamsted, close to the western boundary of Hertfordshire. The Local Authority is Dacorum Borough Council.

The immediate area comprises mainly residential houses with the nearest shops and amenities situated along the High Street, approximately 1 mile from the property.

The nearest station is Berkhamsted which is circa 1 mile from the property which offers direct West Midland services into London Euston in 34 minutes.



PLANNING & DEVELOPMENT POTENTIAL

Planning permission was granted at appeal on 15th December 2020 (reference: APP/A1910/W/19/3243939) for the demolition of the existing building and erection of a 2.5 -storey building to create 17 apartments (4 x 1 bedroom, 12 x 2 bedroom and 1 x 3 bedroom units) extending to approximately 12,219ft² NSA.

The scheme will benefit from off-street parking for up to 25 vehicles with 17 located in a basement level car park accessed via the rear of the proposed building and 8 at surface level to the front of the development.

All units are for private sale and no Section 106 obligations apply.

The planning consent is subject to a CIL liability of approximately £490,000.

Unit	Floor	Description	NIA ft ²	NIA m ²
1	Ground	2 Bedroom 4 Person Apartment	752	70
2	Ground	2 Bedroom 4 Person Apartment	752	70
3	Ground	2 Bedroom 4 Person Apartment	775	72
4	Ground	2 Bedroom 4 Person Apartment	746	69
5	Ground	1 Bedroom 2 Person Apartment	549	51
6	Ground	2 Bedroom 4 Person Apartment	752	70
7	First	2 Bedroom 4 Person Apartment	752	70
8	First	2 Bedroom 4 Person Apartment	752	70
9	First	2 Bedroom 4 Person Apartment	775	72
10	First	2 Bedroom 4 Person Apartment	746	69
11	First	1 Bedroom 2 Person Apartment	549	51
12	First	2 Bedroom 4 Person Apartment	752	70
13	Second	1 Bedroom 2 Person Apartment	564	52
14	Second	1 Bedroom 2 Person Apartment	548	51
15	Second	2 Bedroom 4 Person Apartment	775	72
16	Second	2 Bedroom 4 Person Apartment	746	69
17	Second	3 Bedroom 6 Person Apartment	932	87
Total			12,219	1,135



Proposed Street Elevation



Proposed Rear Elevation

TENURE

The property will be sold freehold and subject to vacant possession upon completion.

VAT

The property is not elected for VAT.

TERMS

Offers are invited for the freehold on an unconditional basis.

ADDITIONAL INFORMATION

Further information including planning documents are available in the [dataroom](#) using access code 'Orchard'.

CONTACT

To discuss any aspect of the property of disposal process, please contact the sole selling agents:

Jordan Oldfield

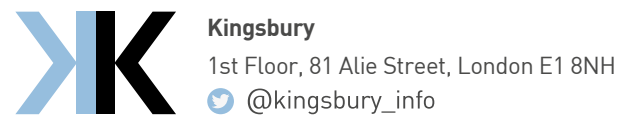
020 7183 2529

jordan.oldfield@kingsbury-consultants.co.uk

Chris Incledon

020 7183 2529

chris.incledon@kingsbury-consultants.co.uk



Kingsbury on their own behalf and on behalf of the Owner / Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement. Kingsbury is the trading name of Kingsbury Investment & Development Consultants Ltd registered in England No: 06869268.

